104.0	0005	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,400 /	732,400
					USE VALUE:	732,400 /	732,400
					ASSESSED:	732,400 /	732,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH IRMA A
Owner 2:	
Owner 3:	
Street 1:	60 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH IRMA A, LUCENTE GERARD & -
Owner 2:	POWERS NATHALIE/ TRUSTEES -
Street 1:	3 CHEROKEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,900 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1814 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9900.000	229,800	700	501,900	732,400
Total Card	0.227	229,800	700	501,900	732,400
Total Parcel	0.227	229,800	700	501,900	732,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.66 | /Parcel: 403.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67108

GIS Ref

GIS Ref

Insp Date 09/14/18

!8287!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,800	700	9,900.	501,900	732,400	732,400	Year End Roll	12/18/2019
2019	101	FV	202,800	700	9,900.	501,900	705,400	705,400	Year End Roll	1/3/2019
2018	101	FV	202,800	700	9,900.	430,200	633,700	633,700	Year End Roll	12/20/2017
2017	101	FV	202,800	700	9,900.	401,500	605,000	605,000	Year End Roll	1/3/2017
2016	101	FV	202,800	700	9,900.	344,200	547,700	547,700	Year End	1/4/2016
2015	101	FV	201,800	800	9,900.	308,300	510,900	510,900	Year End Roll	12/11/2014
2014	101	FV	201,800	800	9,900.	285,400	488,000	488,000	Year End Roll	12/16/2013
2013	101	FV	201,800	800	9,900.	272,100	474,700	474,700		12/13/2012

PRINT

Date	Time
12/10/20	22:51:59

LAST REV

Date	Time
10/01/18	15:36:22
mmcmakin	
8287	

USER DEFINED

Prior Id # 1:	67108
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH IRMA A, L	1504-4		2/8/2017		1	No	No		
SMITH IRMA,	1389-31		8/24/2010	Family	99	No	No		
SMITH ROBERT A	706-98		1/7/2000	Family	1	No	No	4	
	706-98		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2008	1450	Manual	11,500					erect a carport of
9/25/2007	852	Siding	1,500					
5/24/2007	382	Manual	6,000					replace existing d

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	189	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
9/11/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9900		Sq. Ft.	Site		0	70.	0.72	4									501,898						501,900	

Total AC/HA:	0.22727	Total SF/SM:	9900	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	501,898	Spl Credit		Total:	501,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312204
Depreciation:	82422
Depreciated Total:	229782

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

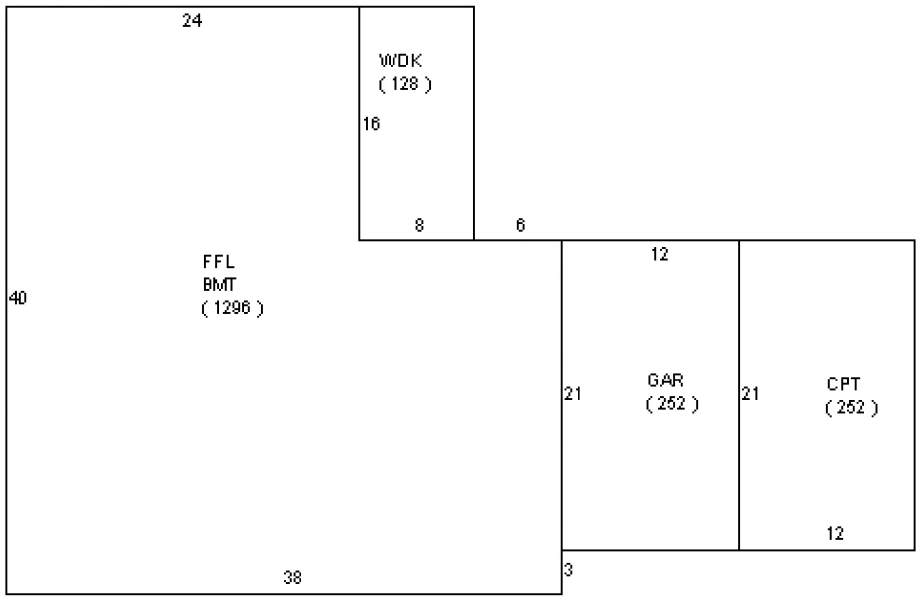
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	71.28
Final Total:	229800	Val/Su SzAd	177.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,296	48.470	62,822
FFL	First Floor	1,296	128.240	166,195
CPT	Carport	252	12.460	3,140
GAR	Garage	252	24.920	6,279
WDK	Deck	128	13.810	1,768

Net Sketched Area:	3,224			Total:	240,204
Size Ad	1296	Gross Are	3224	FinArea	1814

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	16X8	A	AV	1985	7.56	T	27.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700